

Cambridge Planning Commission Meeting Minutes
Tuesday, March 2, 2021

Pursuant to due call and notice thereof, a regular meeting of the Cambridge Planning Commission was held at Cambridge City Hall, 300 – 3rd Avenue NE, Cambridge.

Members Present: Commissioners Aaron Berg (Chair), Robert Boese (Vice Chair), Arianna Weiler, Joe Morin, David Redfield.

Members Absent: Jessica Kluck and Bob Shogren

Staff Present: City Planner Marcia Westover.

Call to Order and Pledge of Allegiance

Berg called the meeting to order at 7:00 pm and led the Commissioners in the Pledge of Allegiance.

Approval of Agenda

Morin moved, seconded by Redfield to approve the agenda. Upon call of the roll, Morin, Redfield, Boese, Weiler, Berg and voted aye, no nays. Motion carried 5/0.

Approval of Minutes

February 2, 2021 Regular Meeting Minutes

Boese moved, seconded by Morin to approve the February 2, 2021 meeting minutes. Upon call of the roll, Morin, Redfield, Boese, Weiler, and Berg all voted aye, no nays. Motion carried 5/0.

Public Comment

Berg opened the public comment at 7:03 pm and, without any comments, closed the public meeting at 7:03pm.

New Business

PUBLIC HEARING – 5A- Conditional Use Permit J. Rettenmaier for a fence over 8' high.

Westover explained J. Rettenmaier, 1001 Cleveland St. S., has requested to add on five (5) feet to the height of the existing fence on the west side of the property. The existing fence is 18.6' high and has no Conditional Use Permit (CUP) on record. The fence was built in approximately 1991. According to city code Section 156.083 Fences, any fence over eight (8) feet high requires issuance of a Conditional Use Permit.

Westover stated, the fence was built to shield the baghouse (mechanical) area from view and to help form a sound barrier. In the photo, the baghouses are still visible. The additional five (5) feet requested should fully shield the baghouses from the westerly view and add additional sound protection. According to Chapter 156.065 Landscaping and Screening of the city code, all mechanical utilities shall be completely screened from view.

Westover explained this request will lawfully enable the existing fence with a CUP along with adding the five (5) feet as requested. If approved, the CUP will allow a 23.6' fence. J. Rettenmaier plans to match the new fence material with the existing wood material. Staff has placed a condition that the fence must be maintained and meet Section 156.083 Fences of the city code at all times.

Morin asked about encroaching on telephone poles and if there are any easements on the utilities. Westover suggested having each utility company submit written approval which will be added as a condition to the Resolution.

Motion made by Morin and seconded by Berg to recommend approval of the attached draft Resolution, with the added condition of having all utility companies affected approve the height of the fence in writing. Upon call of the roll, Morin, Redfield, Boese, Weiler, and Berg all voted aye. Motion carried 5/0.

Public Hearing – 5B – Variance for accessory structure

Westover explained Patricia Koljonen owns two adjacent parcels, 849 and 831 11th Ave SW. The property at 849 11th Ave SW is occupied, and the adjacent 831 11th Ave SW parcel is vacant. Patricia would like to install an accessory structure on the vacant lot.

Westover stated City Code does not allow an accessory structure on a vacant parcel. Staff recommended the parcels be combined through a lot combination process, then the accessory structure could be built. Patricia would like to keep the parcels separate for resale and has requested the variance instead of a lot combination.

Westover stated Patricia has no intention of selling the parcel with the accessory structure on it. She would take the structure with her when she moves. A condition of approval on the Resolution is the accessory structure must be removed when the property sells. Staff see no issues as long as she owns both parcels, and removes the structure when she moves out of 849 11th Ave SW or when she sells 831 11th Ave SW.

Westover explained that Patricia has also worked with staff to make the accessory structure conform to city code design standards. The structure will match the house with color, materials, and roof pitch.

Westover explained a variance procedure is intended to provide a means by which relief may be granted from unforeseen applications of the city code that create practical difficulties. Westover noted all standards reviewed for a variance can be met.

Berg opened the public hearing @ 7:11pm.

Patty Koljonen, 849 11th Ave SW stated she spoke with city Building Inspector and has agreed to place the shed on Class 5 and have tie downs on the building. It was also noted that neighbors were notified of the potential building of the shed with no one responding.

Berg closed the public hearing @ 7:13pm hearing no others in attendance.

Boese made a Motion seconded by Redfield to approve a variance for a 16' x 32' accessory structure to be placed on the vacant parcel, 831 11th Ave SW, as presented. Upon call of the roll, Morin, Redfield, Boese, Weiler, and Berg all vote aye. Motion carried 5/0.

Public Hearing 5C Variance Request-Accessory Structure

Westover noted this request has been withdrawn by the applicant/owner and is publicly removed from the Agenda. There was no discussion.

Other Business/Miscellaneous

City Council Update

Westover stated there were no updates to report to the Commission on the previous City Council meeting.

Parks, Trails, and Recreation Commission Update

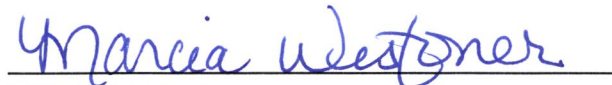
Westover gave an update on Council's discussion on the .67 acre park at Cambridge Cove.

Adjournment

Being no further business before the Commission, Weiller moved, seconded by Boese to adjourn the regular meeting at 7:17 p.m. Upon call of the roll, the motion passed 5/0.


Aaron Berg, Chair
Cambridge Planning Commissioner

ATTEST:



Marcia Westover
City Planner